



Urban Planning and Economy

Edmonton

**Bylaw 20890 - To Introduce
Shelter Regulations in Zoning
Bylaw 20001**

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City Council Public Hearing - June 30, 2025

Edmonton Shelter System

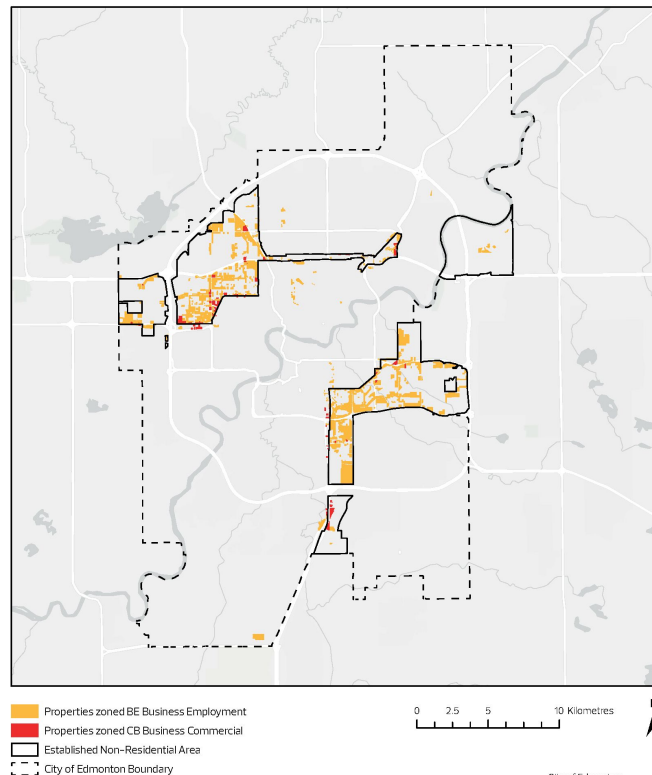
- Primarily funded by the Government of Alberta
- Regulated through Alberta Health Service and Fire Code requirements and any funding arrangements between the operators and the Government of Alberta, not the Zoning Bylaw
- Concerns about shelter locating in quasi-industrial areas
- Concerns about land use impacts from large-scale shelters

August 27, 2024 Urban Planning Committee - CS02526

- Whether larger shelters should be allowed in industrial and quasi-industrial areas in the BE Zone
- Consider additional limitations on shelter location be placed on the Business Commercial (CB) Zone

Analysis

- Previous engagement:
 - Difficulty in finding suitable locations
 - Limits ability to open where need is greatest
- Analysis:
 - BE Zone throughout industrial areas
 - CB Zone Sites located on the periphery



City of Edmonton
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Part 1 of Bylaw 20890 - Recommended

- No proposed restrictions for shelter sites on Business Commercial (CB) sites
- No shelter sites permitted where Business Employment (BE) sites abut Heavy Industrial (IH) sites
- Remove 500m² floor area limit for Year-Round and Seasonal Shelters in the Business Employment (BE) Zone

April 1, 2025 Urban Planning Committee - UPE02714

- Consider the maximum floor space of congregate sleeping areas within Seasonal and Year-Round Shelters

Analysis

- Jurisdiction scan of shelter standard guides
 - Discourages congregate sleeping areas
 - Does not provide guidance on congregate sleeping area design
- Stakeholder Engagement
 - Reduced flexibility
 - Added constraint to finding locations
 - Effect on space availability
 - Responding to emergency situations

Part 2 of Bylaw 20890 - Not Recommended

- Limit occupancy to 125 people in Year-round shelters
- Limit may be exceeded for up to 90 days or the duration of the 'emergency'

Bylaw 20890

- If Council chooses to support Part 1 and 2 of Bylaw 20890 - Approve in its entirety
- If Council chooses to support Part 1 **OR** 2 of Bylaw 20890 - Motion required by Council

Questions and Thank You